Public Hearing
Case 20594

MPS and LUB Amendment request for a proposed development on Opportunity Site B in Fall River known as the Carr Farm property

Regional Council
March 5, 2019
Proposal

Applicant: GMC Management Limited

Location: 1109, 1075 & 1085 Fall River Road, known as Opportunity Site B (Carr Farm), Fall River

Proposal: Request to amend the site specific policies for Opportunity Site B to allow a residential complex inclusive of supportive uses
Location

Fall River

Located in the community of Fall River
Fall River Context
Opportunity Site B, off the Fall River Road
Site Context
Opportunity Site B – involves 4 Properties
Planning Background

Fall River Area

- Regional Plan designates Fall River area as a Rural District Growth Centre, a place intended to support low to medium density growth and central water.

Planning Background:

Maintain Rural Village Atmosphere and Rural Character:

- Create a mixed use village core with low to medium density development
- Allow alternative forms of housing
- Identify specific residential development Opportunity Sites

Fall River
Previous Consultation: 2011

- Workshops in 2011 during Visioning Process - explore housing needs for seniors

- Potential Site selected

- Opportunity Sites selected and Site B is one of the site.
Residential Opportunity Sites

- **Site C**: 4 units per acre
  - Single Unit Dwellings
  - Townhouses
  - Multiple Unit Dwellings

- **Site B**: 4 units/acre
  - Single Unit Dwellings
  - Townhouses
  - Multiple Unit Dwellings

- **Site A**: 4-8 units/acre
  - Townhouses
  - Multiple Unit Dwellings

- **Site D**: 2 unit per acre
  - Townhouses

- **Village Mainstreet**: 3 units per acre
  - Townhouse/Multiple
Existing Planning Policy
River-lakes Secondary Planning Strategy: Site B

Opportunity Site B
- 46 acre site
- Development Agreement
  - Community Form/Architecture
    - Mix of multiple, single unit, townhouse dwelling units
    - Max. 4 units per acre;
    - Max. 3 multiple unit buildings
    - Max. 40 units per building;
    - Max. 3 storeys in height.
  - Traffic Study
  - Phosphorous Study
Regional Council Motion
January 2017

- Requested Staff engage with Fall River/Waverly community on broader topic of seniors housing and the proposed development return to Council with results of engagement

- Initiate Plan Amendment process to reconsider the planning policies for Opportunity Site B
Community Engagement

- March 22, 2017
  - Afternoon & Evening Session - Open House
  - Approximately 270 participants
  - **Discussion:** alternative housing needs in the community with a specific reference to the proposed development on Site B
  - **Feedback:** Summarized in Staff Report/Attachments D to K based on Public Comment forms and written submissions
  - **Outcome** – immediate need for alternative housing options for seniors in the Fall River/Waverly area and concerns identified with proposed development
Proposal: March 2017

- Four 5-storey Multiple Unit Dwellings
- enriched living
- 400 units
- Add 1075 and 1085 Fall River Road

Civic # 1075, 1085 and 1109
Development Planning Study

Former Lands of the Old Carr Farm Property
PID: 50650100
Site Area: +/- 47 acres
Planning Districts 14 & 17
MPS Section RL11 & RL12

Site B: Fall River Village North
Residential Opportunity Site
Multi-Unit Residential - Mature Lifestyle

Proposed Four - 5 Storey Buildings
- Multiple Residential of 100 units each
- Total of 400 units (2.63 acre building coverage)
- +/- 26.5% site alteration over 47 acres

Potential Park Land
- +/- 27 acres

Undeveloped Land
- +/- 8.75 acres

Limited Emergency Services Between Fall River Cummings Drive
- Keyed Gate

Water Service from Ingram Drive
- No vehicle access

Proposed Start of Trail at Old Carr Farm House

Old Carr Farm Trails Connections from Fall River Road to Public Walkway

Planning Study: Multi-unit Residential Opportunity Site
Old Carr Farm property, Fall River, Nova Scotia
Proposal – March 2017
Revised Proposal – 2018

- Five 3 & 4-storey Multiple Unit Dwellings
- enriched living
- 400 units
- Add 1075 and 1085 Fall River Road
Revised Proposal – 2018
Rationale to Change Plan Policy

Existing Policy is a reasonable option

- However, there is an immediate need for alternative housing for aging population in Fall River/Waverly area

- A specific proposed designed to meet the need

- Larger and more building necessary to reach economies of scale to provide supportive uses - existing policies do not include supportive uses
Proposed Policy – New Zone
Site B, Fall River

- Replace Development Agreement provision with New Zone - specific to Site B with supporting plan policy

- A new Zone designed specifically to integrate services on Site B to create a “residential complex inclusive of supporting uses” (offices, health and wellness and personal service)

- River-lakes Residential Campus Zone (RLRC)
Proposed Policy – New Zone
Site B, Fall River

River-lakes Residential Campus Zone (RLRC)

- Form/Architecture
  - a) Max. 5 multiple unit buildings
  - b) Max. 4 storeys in height
  - c) Area for Development defined
  - d) Maximum Building Footprint
  - e) Architecture as per Bylaw

- Site Plan Approval and Performance Standards
  - Traffic Study
  - Phosphorous Study
Area of Development

Site B

Area of Development
Non-Disturbance Area
Concerns Raised

- Tenancy: Seniors Only Housing
  - Municipal Options
- Fire Services
  - Approved Upgrades to Station 45
- Traffic Impact
  - Performance Standard in zone
- Scale and Massing
  - Detailed Zone provisions
- Water Service
  - Within Water Service Area
Site Context
Opportunity Site B - 4 Properties
Staff Recommend that NWCC recommend that Regional Council:

Approve the proposed amendments to the MPS and LUB for Planning Districts 14 and 17 as set out in Attachments A and B of the staff report dated October 22, 2018
Thank You